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ABSTRACT

This document presents a table of state guidelines concerning the size of educational facility sites. For the state, the formula for school site analysis is provided, along with relevant comments and the name of related documents. The information was collected from state facility reports and manuals and verified through direct contact with personnel from state educational agencies and practitioners. (EV)





The School Building Association

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Special Project Coordinator, Janell Weihs Collected and Compiled by **April 2003**

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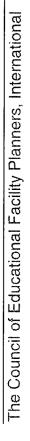
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State	Formulas for School Site Analysis	Comments	Document(s)
Alabama	Elementary School (K-8, and must not contain a grade above 8) Base of 5 acres plus one acre for every 100 students Middle School (4-9, but not including both grades 4 and 9) Base of 10 acres plus one acre for every 100 students Secondary School (5-12, but must contain a grade above 8) Base of 15 acres plus one acre for every 100 students for existing schools Base of 30 acres plus one acre for every 100 students for existing schools Schools	The state architect referred to the specifications as recommendations only.	Construction Requirements for County and Public Schools
Alaska	Elementary = 10 acres plus one acre for every 100 students Middle = 20 acres plus one acre for every 100 students High = 30 acres plus one acre for every 100 students K-12 = 20 acres plus one acre for every 100 students For very small schools: 4 acres = 10-25 students; 6 acres = 26-50 students; 8 acres = 50-99 students	No acreage requirements are regulated. Specifications are recommendations only, and are applied to the state share of funding.	Site Selection Criteria and Evaluation Handbook (1997)
Arkansas	No acreage recommendations provided.		Arkansas Department of Education Rules and Regulations Governing the Minimum Schoolhouse Construction Standards
Arizona	Guidelines do not provide recommendations for acreage or physical description of land. Accessibility and safety issues of the site are addressed.	Allowances are stated in terms of SF/student.	Arizona School Facilities Board Rules and Policies
California	Grades K-6 450 students = 9.6 acres 750 students = 13.8 acres 1200 students = 17.6 acres Grades 7-8 600 students = 17.4 acres (with track facilities) 900 students = 20.9 acres (with track facilities) 1200 students = 23.1 acres (with track facilities) Grades 9-12 1200 students = 33.5 acres 1800 students = 44.5 acres 2400 students = 52.7 acres	Alternative solutions to acreage recommendations are provided.	1. Guide to School Site Analysis and Development, 2000 2. School Site Selection and Approval Guide
Colorado	The state does not provide any recommendations for school facilities,	Jefferson County has developed comprehensive guidelines for their facilities, which do address acreage requirements.	



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Connecticut	Elementary = 10 acres Middle = 15 acres High = 20 acres	Site allowances refers to the maximum amount the state will consider funding and does not restrict local districts to exceed the acreage allowance or exceed the district to exceed the district to use a smaller site.	Regulations of the State Board of Education Concerning School Construction Grants
Delaware	No acreage recommendations provided.	Guidelines address site development issues, but do not provide recommendations for acreage.	School Construction Technical Assistance Manual
Florida	Guidelines provide detailed information about the site but do not address acreage.	Size specifications refer to the spaces in the building(s) and the number of spaces allowed according to enrollment.	State Requirements for Educational Facilities
Georgia	Elementary = 5 acres plus 1 acre for each 100 students (minimum) Middle = 12 acres plus 1 acre for each 100 students (minimum) High = 20 acres plus one acre for each 100 students (minimum)	In developed areas, the site approval committee may make deviations from minimum acreage if the reduced acreage is considered appropriate. Although minimum acreages are established, large acreages are highly desirable.	General Criteria for Public School Construction Square Footage Requirements for Use in Developing the Local Facilities Plans and State Capital Outlay Applications for Funding
Hawaii	No acreage recommendations or guidelines available.	Guidelines are being drafted.	
Idaho	Elementary = 5 acre minimum plus 1 acre per 100 students Junior High = 10 acres for up to 300 students = 15 acres for up to 400 students = 20 acres plus 1 acre per 100 students over 500 Senior High = 20 acres for up to 400 students = 25 acres for up to 800 students = 25 acres for up to 800 students = 30 acres plus 1 acre per 100 students over 800	The State has pending litigation regarding equitable facilities; however, there is no movement to mandate educational specifications or provide more comprehensive design specifications. Published material is dated and projects do not need to adhere to guidelines or submit project plans.	
Illinois	Grades Pk-6 = 5 acres plus 1 acre per 100 students (maximum) Grades 7-9 = 15 acres plus 1 acre per 100 students (maximum) Grades 9-12 = 20 acres plus 1 acre per 100 students (maximum)	Determination of the adequacy of the site's space in terms of number of students shall be based on the design capacity of the school building. The proposed site must contain usable space sufficient in size and of regular configuration so as to accommodate the school's on-site program as well as to accommodate ancillary functions that are better served on-site than off-site, such as parking, bus loading and unloading, casual student assembly and play, and pedestrian movement between different points on the site.	Title 71: Public Buildings, Facilities & Real Property State, Local and Federal Financing for Illinois Public Schools



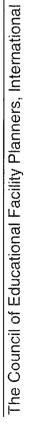
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Indiana	Elementary = 7 acres plus 1 acre per 100 students (maximum) Middle/Junior High = 15 acres plus 1 acre per 100 students (minimum) High = 20 acres plus 1 acre per 100 students.		Indiana State Board of Education School Facility Guidelines
Kentucky	Elementary = 5 acres plus 1 acre per 100 students (minimum) Middle/Junior/High = 10 acres plus 1 acre per 100 students (minimum)	Any deviation from regulations shall be made only after a site inspection and investigation of all other circumstances, including a certification of support by the local education agency and approval by the chief state school officer.	District Facility Planning Process Capital Construction Funding Guidelines of Best Practices for School Building Projects
Louisiana	No acreage recommendations provided.	No documents available.	
	Elementary 5 acres + 1 for every 100 students (minimum) 20 acres +1 for every 100 students (maximum)	School building sites can deviate from the requirements with State approval and when the District can demonstrate that all	1. ABC's of School Site
Maine	Midale 10 acres + 1 for every 100 students (minimum) 25 acres +1 for every 100 students (maximum) High	programs can be accommodated, all health and safety issues can be resolved, and the site can achieve compliance with	Selection 2. Rules for Major Capital School Construction Projects
	15 acres + 1 for every 100 students (minimum) 30 acres +1 for every 100 students (maximum)	appropriate codes.	
Maryland	No acreage recommendations provided.		State Funded Maximum Gross Area Allowance
Massachusetts	No acreage recommendations provided.	The site selected should be chosen on the basis that it will meet the educational need and minimize any possible adverse educational, environmental, social, or economical impact upon the community. The guidelines further explain that "The site shall be so located as to serve efficiently and safely the school population it is intended to serve, and shall be of sufficient size to accommodate the building and planned future additions."	Education Laws and Regulations
Minnesota	Elementary School = 10-15 acres plus * K-8 or Middle Level School = 25-35 acres plus * K-12 School or Small High School = 35-40 acres plus * Large High School (+2000 students) = 60 acres plus * Campus (two or more schools) = Combine site sizes plus * *All Schools = 1 additional acre for each 100 students of estimated student enrollment and community use/partnership program capacity, including possible additions.	Guidelines provide alternatives and make allowances for urban and rural schools.	Guide for Planning School Construction Projects in Minnesota

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	Flomentery - 5 acree plus 1 acre per 100 childents		Rules and Regulations of the State Public School Building Fund
Mississippi	High = 15 acres plus 1 acre per 100 students (minimum)		Evaluation of Proposed New School Site
			3. Construction Standards and
			1 School Improvement
			Program: Standards and
	Elementary Schools = 10 acres plus 1 acre for every 100 students	The State has no oversight of capital	Indicators 2. School Facility Guidelines:
Missouri	Middle/Junior High Schools = 20 acres plus 1 acre for every 100	construction; specifications are	Elementary School Buildings,
	Students Lich Cohoole - 20 corse plus 1 core for event 100 ctudents	guidelines, which do not need to be	middle/Junior High School
	Figure 3C110018 = 30 acres plus 1 acre 101 every 100 students	lollowed.	Buildings, High School
			Buildings 3. Guidelines for Bond Issues
		Allowances are stated in terms of	1. New Jersey's Facilities
		SF/student.	Construction & Renovation
New Jersey	No acreage requirements and/or guidelines.		Program
		7	Constitution and I mancing her
		Recommendations are for the state of New York and do not apply to New York City. Site standards are generally not	
New York	Elementary = 3 acres plus 1 additional acre for every 100 students	applied when the capital construction	Manual of Planning Standards
	Secondary = 10 acres plus 1 additional acre for every 100 students	project consists only of reconstruction or	maine of the second of the sec
		alterations. Variances may be granted	
		documentation.	
		Recommended acreage may not be	I ~
11111		attainable in urban areas; innovative	
North Carolina		solutions for parking, physical education	
	9-12 = 30 acres plus 1 acre for every 100 students	facilities and other site amenities may be required.	4. Making Current Trends in School Design Feasible
		Material is dated and projects do not	
North Dakota	No acreage requirements and/or guidelines.	need to adhere to guidelines.	2. Secondary School Spaces
	Elementary = 10 acres plus 1 acre for every 100 students		1. Ohio School Design Manual
Ohio	Middle = 20 acres plus 1 acre for every 100 students		2. Uhio School Design
	High = 35 acres plus 1 acre for every 100 students		mandar, Commentary



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Oklahoma	Elementary Schools = 10 acres plus 1 additional acres for every 100 students Middle School/Junior High Schools = 20 acres plus 1 additional acre for every 100 students High Schools = 30 acres plus 1 additional acre for every 100 students	For school sites in densely populated areas and in other locations where land costs are extremely high, the recommended number of acres may prove to be unrealistic. For school sites immediately adjacent to park and recreation lands, the number of acres that would actually be school owned may be modified. Cooperation with local park authorities and other governmental agencies is encouraged, resulting in joint use of common areas or facilities.	
Oregon Pennsylvania	No acreage requirements or facility design guidelines. No acreage requirements and/or guidelines.		School Construction Reimbursement Criteria Reimbursements for School Construction Bond Issues
Rhode Island	Elementary = 10 acres plus 1 additional acres for every 100 students Middle School/Junior High = 20 acres plus 1 additional acre for every 100 students High = 30 acres plus 1 additional acre for every 100 students	Sites should be chosen on the basis that it will meet the educational need and minimize and possible adverse educational, environmental, social or economic impact upon the community. Sites should be so located as to serve efficiently and safely the school population it is intended to serve and be of sufficient size to accommodate the building and planned future additions as well as outdoor educational facilities, parking, bus turnarounds, etc. Sites should be located whenever possible in proximity to other community facilities and resources which would enhance the proposed educational program.	Guidelines & Planning Information for School Construction
South Carolina	Elementary = 10 acres plus 1 acre for every 100 students on maximum projected enrollment Middle/Junior High = 20 plus 1 acre for every 100 students on maximum projected enrollment Senior High = 30 acres plus 1 acre for 100 every students on maximum projected enrollment		School Facilities Planning and Construction Guide
South Dakota Tennessee	The state does not provide any recommendations for school facilities, The state does not provide any recommendations for school facilities,		

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Texas	No acreage requirements and/or guidelines.	Classroom space is defined but variances are allowed if the educational program and services of the facility require non-traditional space.	The TEA School Facilities Standards
Utah	K-6 School = 10 acres plus 1 acre for every 100 students Middle/Junior = 20 acres plus 1 acre for every 100 students High School = 30 acres plus 1 acre for every 100 students	Although increasing rapidly in cost, land is still one of the least expensive education resources provided for schools the size of a site is more important than location. Inadequate site size is a major factor in the obsolescence of educational facilities.	School Building: construction & Inspection Resource Manual
Vermont	No acreage requirements and/or guidelines.	The proposed site must be adequate for: the educational programs the school board plans to conduct now and in the future; the anticipated community uses; the space needed for the planned construction; and the growth potential of the district.	School Construction Planning Guide State Board of Education Manual of Rules and Practices: School Buildings and Sites School Buildings & Sites, Building Projects Eligible for State Aid
Washington	The minimum acreage of the site should be 5 usable acres and 1 additional acre for each 100 students or portion thereof of projected maximum enrollment plus an additional 5 acres if the school contains any grade above the sixth.	The site is of sufficient size to meet the needs of the facility. A district considering the use of a site that is less than the recommended minimum usable acreage should assure that: health and safety of students will not be in jeopardy; the internal spaces within the proposed facility will be adequate for the proposed educational program; the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by lack of parking for students, staff, and public.	School Facilities Manual
West Virginia	Early Childhood/Primary (K-4) 5 usable acres plus one acre for every 100 students over 240 Middle/Junior High (5-9) 11 usable acres plus one acre for every 100 students over 600 Adolescent/High School (9-12) 15 usable acres plus one acre for every 100 students over 800	Where the nature of the neighborhood is urban, the school site shall also be urban in scale. Where the terrain limits the land available, this factor shall be considered. The WV BOE must approve all sites not meeting the minimum standards.	Guidelines & Procedures of the School building Authority of West Virginia

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Chapter 17: Site Selection & School Construction	
If a district possesses a unique site situation not applicable to the standards, it may apply for a variance. Many older schools have sites that fall far below the minimum requirements. In those cases, districts shall refrain from construction that will increase the square footage of any school building situated on a site that is less than 50% of the currently	recommended site sizes
Elementary Schools = 4 acres plus 1 additional acre for each 100 students (minimum) Middle/Junior High Schools = 10 acres plus 1 additional acre for each 100 students (minimum) Senior High Schools = 20 acres for enrollments up to 400 students 25 acres for enrollments up to 800 students 30 acres in ultimate projected enrollments	
Wyoming	

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